076.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	761,300 / 761,300
					USE VALUE:	761,300 / 761,300
					ASSESSED:	761,300 / 761,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		BAKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JENNINGS DONALD W
Owner 2:	JENNINGS MARY C
Owner 3:	
Street 1:	21 BAKER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLY WILLIAM J & MARY W -
Owner 2:	-
Street 1:	21 BAKER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,003 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 2746 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7003.000	320,200		441,100	761,300
Total Card	0.161	320,200		441,100	761,300
Total Parcel	0.161	320,200		441,100	761,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.28 | /Parcel: 277.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 48273

GIS Ref

GIS Ref

Insp Date 10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0004-0015.0

!6351!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,200	0	7,003.	441,100	761,300	761,300	Year End Roll	12/18/2019
2019	101	FV	258,300	0	7,003.	409,600	667,900	667,900	Year End Roll	1/3/2019
2018	101	FV	258,300	0	7,003.	409,600	667,900	667,900	Year End Roll	12/20/2017
2017	101	FV	258,300	0	7,003.	359,200	617,500	617,500	Year End Roll	1/3/2017
2016	101	FV	258,300	0	7,003.	327,600	585,900	585,900	Year End	1/4/2016
2015	101	FV	242,400	0	7,003.	289,800	532,200	532,200	Year End Roll	12/11/2014
2014	101	FV	242,400	0	7,003.	274,100	516,500	516,500	Year End Roll	12/16/2013
2013	101	FV	242,400	0	7,003.	260,900	503,300	503,300		12/13/2012

PRINT

Date	Time
12/10/20	21:08:26

LAST REV

Date	Time
02/12/19	12:51:47

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6351

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY WILLIAM J	37871-115		2/2/2003		500,000	No	No		
	12819-712		6/30/1975		48,250	No	No		N

USER DEFINED

Prior Id # 1:	48273
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2012	829	Redo Bat	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
3/17/2009	Inspected	163	PATRIOT
11/11/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7003		Sq. Ft.	Site		0	70.	0.90	12									441,062						441,100	

Total AC/HA: 0.16077 | Total SF/SM: 7003 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,062 | Spl Credit | Total: 441,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.24931502
Const Adj.:	0.98980004
Adj $ / SQ:	129.840
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393308
Depreciation:	73155
Depreciated Total:	320153

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

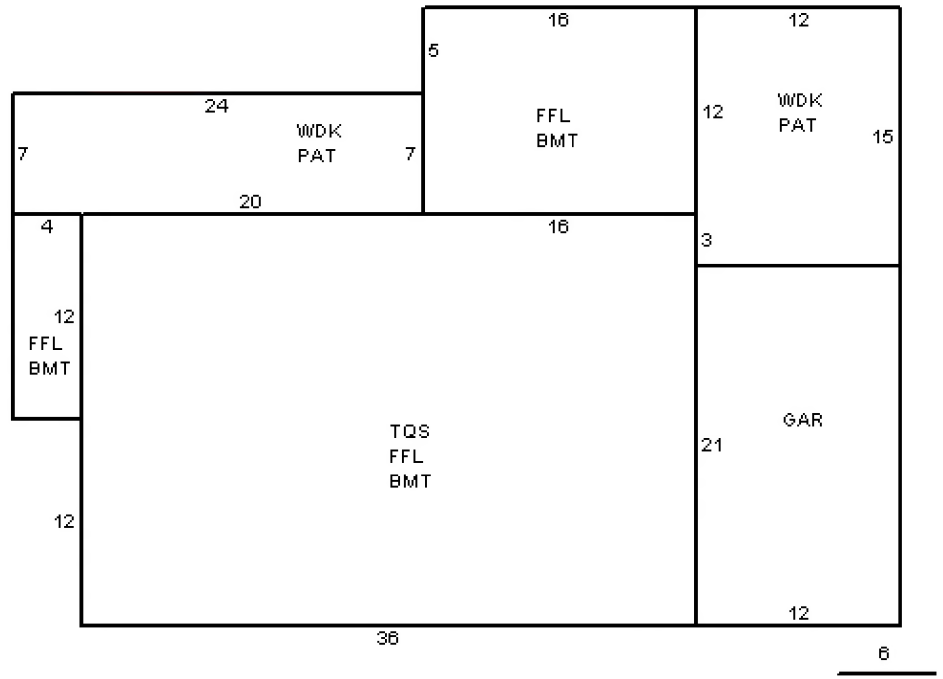
No Unit	RMS	BRS	FL
1	11	3	
Totals			
1	11	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.84
Special Features:	0	Val/Su Net:	84.17
Final Total:	320200	Val/Su SzAd	182.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	61.740	68,160
FFL	First Floor	1,104	129.840	143,343
TQS	3/4 Story	648	129.840	84,136
PAT	Patio	348	3.290	1,146
WDK	Deck	348	8.780	3,057
GAR	Garage	252	24.670	6,216

Net Sketched Area:	3,804			Total:	306,058
Size Ad	1752	Gross Are	4020	FinArea	2746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc